

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS  
WORKSHOP MEETING  
MARCH 15, 2019  
ADOPTED – APRIL 10, 2019

MEETING opened by Joanne Hill on March 15, 2019, at 9:35 AM with a salute to the flag.

Micki Gaughan took attendance. Present: Joanne Hill, Rosemarie Demmons, Barbara Bucci, Micki Gaughan, Pauline Gosselin, Audrey Hermelin, Jennie Lipari, Johnny McLean, Marlene Newman and Kristi Woods. Absent: Hal Spector. We have a quorum.

Joanne Hill stated that there were no unapproved Minutes.

Old Business: None.

New Business: Organizational plans for amendment committee project.

1. Form an Amendment Committee. Joanne Hill stated she did not believe a committee was necessary and it was confirmed by the Board.
2. Appoint a Committee Chair. Not necessary.
3. Pick a Date for the mailing of the amendments. Joanne Hill, with the Board concurring, stated that we had too much work to do and this was premature.
4. Choose amendments to be included in mailing. Discussion ensued. Joanne Hill stated she believes there are three options: 1. Send out one amendment with changing the percentage of owners' signatures needed from 66 & 2/3% to 57% or 55%. 2. Send out one mailing as previous and include the percentage change. 3. Send out two mailings – half the amendments now and another half down the road.

Discussion ensued: Kristi Woods stated that the volume of amendments did not seem to impact receiving returns. It was that we ran out of time. We should also include a 'return by' date in the letter. Marlene Newman said we did have many people knocking on doors and making phone calls. Joanne Hill said that we waited too long to contact people and that we must do that right from the start. Audrey Hermelin asked Micki Gaughan when the telephone directory will be done so we can use that to call people. Micki said it will be done by the time the amendments are ready to go out. Joanne Hill said that we don't need the directory; we can get a report from our database. Rosemarie Demmons said that we should not have as much trouble with incorrect mailing addresses as Hilary has been updating this information and forwarding it to Juda Eskew to correct their mailing list. Jennie Lipari said that we must also change the paragraph in the docs regarding rules and regulations. It specifically states that 66 & 2/3rds are required to change rules and regulations. Joanne Hill said that we should include this in our first mailing and change that paragraph to read something to the effect that: "pursuant to Florida Statutes, the Board of Directors may make periodic changes to the rules and regulations." Audrey asked if we will have meetings as we did previously and Joanne said absolutely. Kristi Woods said that we need volunteers and those volunteers should go through a training session so they understand all the amendments and can discuss those with our owners. Rosemarie Demmons stated that our docs now say that all owners of the property must sign the forms.

Priscilla Mercado, lives with her mother who owns a plex, asked several questions: How many amendments were previously sent out? Joanne said 14 for the single family homes and 11 for the plexes. Marlene Newman said that we need to explain why we need these amendments and Rosemarie said that we must put the explanation in simple language. Priscilla said she feels the home improvement language is too restrictive and we should revisit items every three or five years.

Kristi Woods suggested we amend the insurance language in our docs so that insurance coverage is required.

Marlene Newman said that the pet amendment must include tags and registration information to be provided. The State of Florida is looking into the "comfort" pet rules. It was also suggested that we change the "for and against" language to "yes and no".

Joanne Hill asked for a consensus to change the percentage amendment to 55% and a majority voted affirmatively.

Joanne Hill asked for a consensus on the number of mailings: It was unanimous that we send the first mailing with the percentage amendment and the rules and regulations amendment.

Rosemarie Demmons asked if Linda Owen would head up a committee and get volunteers together to make phone calls and knock on doors after the mailing. Linda accepted. She will speak with Marlene Newman who has a list of volunteers.

Danny Metrick asked if we could use the bus to bring owners to the clubhouse for the meeting to explain the amendments.

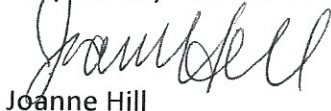
June Asaro said that each amendment should be clearly labeled and Joanne Hill said that they are.

Johnny McLean said that at the last Board meeting he challenged residents to keep their homes clean and work needs to be done around the clubhouse. Jeff Fleisch approached Johnny yesterday and asked permission and volunteered to clean around the front of the clubhouse. Jeff was there this morning pressure washing. The Board sent kudos to Jeff. Johnny also mentioned that this should be part of a maintenance program. Barbara Bucci said she discussed with Joanne Hill this morning about putting black rubber mulch around the flowers and shrubbery in front of the clubhouse. This is better than wooden mulch which attracts bugs and termites. She also said that every quarter our maintenance crew cleans the entranceways to the Community. Rosemarie Demmons thought there was a liability issue with residents working on our buildings.

Marlene Newman said there were ants around the pool area. We will ask Sam Fisher to spray.

Motion made by Kristi Woods to adjourn; seconded by Johnny McLean. Vote taken: all yes. Meeting adjourned at 10:30 AM.

Respectfully submitted:



Joanne Hill